

080.0

Map

0006

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 869,300 /

USE VALUE: 869,300 /

ASSESSED: 869,300 /

Total Card /

Total Parcel

869,300

869,300

869,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BRATTLE TERR, ARLINGTON

OWNERSHIP

Owner 1:	WAXLAX CHRISTINA
Owner 2:	PAINE JAMES
Owner 3:	
Street 1:	28 BRATTLE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	BRENNAN KRISTIN S -
Owner 2:	-
Street 1:	28 BRATTLE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 2195 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4094		Sq. Ft.	Site		0	70.	1.33	11									379,974						380,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4094.000	489,300		380,000	869,300
Total Card	0.094	489,300		380,000	869,300
Total Parcel	0.094	489,300		380,000	869,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	396.00	/Parcel:	396.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	489,300	0	4,094.	380,000	869,300	869,300	Year End Roll	12/18/2019
2019	101	FV	360,300	0	4,094.	380,000	740,300	740,300	Year End Roll	1/3/2019
2018	101	FV	198,800	0	4,094.	255,100	453,900	453,900	Year End Roll	12/20/2017
2017	101	FV	198,800	0	4,094.	244,300	443,100	443,100	Year End Roll	1/3/2017
2016	101	FV	198,800	0	4,094.	222,600	421,400	421,400	Year End Roll	1/4/2016
2015	101	FV	165,200	0	4,094.	179,100	344,300	344,300	Year End Roll	12/11/2014
2014	101	FV	152,900	0	4,094.	160,100	313,000	313,000	Year End Roll	12/16/2013
2013	101	FV	152,900	0	4,094.	152,000	304,900	304,900	Year End Roll	12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN KRISTIN	71335-356	1	7/18/2018		925,000	No	No		
RIVERA TREVOR M	64660-539		12/15/2014		475,000	No	No		
FEDERAL HOME LO	62638-467		9/16/2013	Sub Sale	330,022	No	No		
EDWARDS-LEEPER	61758-538		5/8/2013	Foreclosure	313,077	No	No		
TANG JING	49992-210		8/23/2007		349,000	No	No		
HIRSCH DANIEL C	36549-227		9/30/2002		325,000	No	No		
PARLEE GRETA J	28365-132		3/27/1998		169,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1351	Redo Bas	29,100	C				finish half of bsm
4/20/2017	438	Add Att	17,000	O				
7/8/2015	911	Addition	105,000		7/8/2015			Add 2nd level addi
8/4/2014	953	Manual	56,250		8/4/2014			Retaining wall per
5/29/2014	558	Redo Kit	50,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
11/27/2018	MEAS&NOTICE	CC	Chris C
5/18/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
6/19/2014	Info Fm Prmt	PC	PHIL C
5/20/2009	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
12/9/2002	MLS	MM	Mary M
4/28/2000	Inspected	201	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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